

# \$1,038,000 - 218 Kinniburgh Loop, Chestermere

MLS® #A2255299

**\$1,038,000**

4 Bedroom, 3.00 Bathroom, 3,240 sqft

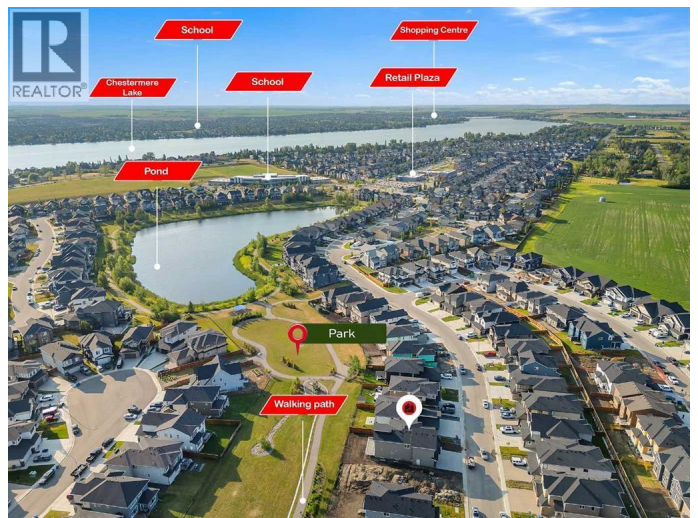
Single Family on 0.01 Acres

Kinniburgh North, Chestermere, Alberta

BRAND NEW HOME IN KINNIBURGH!!  
BACKING ONTO GREEN SPACE!! TRIPLE  
ATTACHED GARAGE!! SEPARATE  
ENTRANCE!! OVER 3200 SQFT OF LIVING  
SPACE!! 5 BEDROOMS 3 BATHS!! Step into  
luxury with this stunning detached home in the  
heart of Kinniburgh, perfectly positioned  
backing onto green space for added privacy  
and views! The spacious main floor offers an  
open-concept layout featuring a chef-inspired  
kitchen with built-in appliances, spice kitchen,  
walk-in pantry, stylish cabinetry, and a  
generous island—perfect for entertaining. A  
cozy living area with fireplace opens directly to  
the backyard deck, creating seamless  
indoor-outdoor living. Also on the main level:  
elegant dining space, a versatile office/can be  
used as bedroom, mudroom, and a full 3pc  
bath. Upstairs you'll find 4 spacious bedrooms  
and 3 full bathrooms, including a PRIMARY  
BEDROOM with a luxurious 5pc ensuite and  
walk-in closet. Another bedroom also boasts  
its own 3pc ensuite and walk-in closet, while  
the remaining two bedrooms share a  
well-appointed 4pc bath. The upper floor also  
includes a generous family/bonus room, ideal  
for relaxing or entertaining. This is a rare  
opportunity to own a beautifully upgraded,  
thoughtfully designed home in a premier  
location—DON'T MISS IT!! (id:6289)

Built in 2025

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | A2255299      |
| Price          | \$1,038,000   |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Square Footage | 3,240         |
| Acres          | 0.01          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 218 Kinniburgh Loop |
| Subdivision | Kinniburgh North    |
| City        | Chestermere         |
| Province    | Alberta             |
| Postal Code | T1X2S7              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Schools, Shopping, Water Nearby |
| Features       | See remarks                     |
| Parking Spaces | 9                               |
| Parking        | Attached Garage                 |
| # of Garages   | 3                               |

### Interior

|                 |                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------|
| Appliances      | Washer, Refrigerator, Cooktop - Gas, Range - Electric, Dishwasher, Dryer, Microwave, Oven - Built-In |
| Heating         | Natural gas Forced air                                                                               |
| Cooling         | None                                                                                                 |
| Fireplace       | Yes                                                                                                  |
| # of Fireplaces | 1                                                                                                    |
| # of Stories    | 2                                                                                                    |
| Basement        | Separate entrance                                                                                    |

### Exterior

|              |                             |
|--------------|-----------------------------|
| Exterior     | Stone, Stucco, Vinyl siding |
| Construction | Wood frame                  |
| Foundation   | Poured Concrete             |

### Listing Details

Listing Office

Real Broker



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